



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 30, 2007

IN REPLY PLEASE

REFER TO FILE: **PJ-2**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EL CARISO PARK POOL AND
POOL HOUSE REFURBISHMENT PROJECT
FIND PROJECT CATEGORICALLY EXEMPT
APPROVE PROJECT AND BUDGET
AWARD AGREEMENT
SPECS. 6791; C.P. 86825
SUPERVISORIAL DISTRICT 3
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find that the proposed project is categorically exempt under the California Environmental Quality Act (CEQA).
2. Approve the El Cariso Park Pool and Pool House Refurbishment project, (C.P. 86825), at a \$5,003,530 total project budget.
3. Approve the enclosed appropriation adjustment to transfer \$34,000 from C.P. 86825 to the Civic Art Special Fund (B14) to reflect the application of the Civic Art Fee to the El Cariso Park Pool and House Refurbishment project as required under the Civic Art Policy approved by your Board in December 2004.
4. Award and authorize the Director of Public Works to execute an Agreement with PBWS Architects to provide programming, design, construction documents, consulting services, and construction administration services for a \$474,728 not-to-exceed fee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommended actions will allow Public Works to proceed with the programming and design services for the El Cariso Park Pool and Pool House Refurbishment project.

Background

The existing El Cariso pool and pool house are heavily used, and their condition has deteriorated since the facility opened in 1975. No significant upgrades or modernization has occurred.

The recommended actions would establish a budget and begin the design to refurbish the pool and the pool house, provide accessibility and code upgrades, and complete other general improvements. The pool filters, pumps, pump pit, heaters, system valves, circulation piping for pool and wading pool will be replaced. A new pool deck, new main drain, new inlets, and new under-water lighting will be installed. Pool plaster and tile will be replaced, and a pool leak will be repaired at the recreational pool. Accessibility modifications will be made to provide access to the restrooms, showers, and drinking fountains in the building.

Design activities will also include a review of appropriate and feasible sustainable or green design features that can be incorporated into the project scope and a determination of the potential for certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

Following completion of the construction documents and jurisdictional approvals, construction is scheduled to begin in September 2007 and will be completed in May 2008 through Job Order Contracts managed by Public Works.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the project is an investment in public infrastructure and will enhance recreational opportunities for County residents.

FISCAL IMPACT/FINANCING

The total project cost, including construction, plans and specifications, consultant services, Civic Art Fees (\$34,000), miscellaneous expenditures, jurisdictional review, plan check, permits, and County services, is estimated at \$5,003,530. Project funding consists of \$2,456,530 from Proposition 12 Roberti Z'burg funding and \$2,547,000 from District Discretionary Capital Project funding.

The Project Schedule and Budget Summary are included in the enclosure. Approval of the enclosed appropriation adjustment will transfer the project's Civic Art fees to the Civic Art Special Fund per the Board-approved Civic Art policy.

Operating Budget Impact

The Department of Parks and Recreation will work with the Chief Administrative Office to determine the appropriate level of operations and available funding. Based on available project information, the department expects the one-time cost to be incurred in late Fiscal Year 2007-08. The department will request the one-time funding as part of its Fiscal Year 2007-08 Annual Budget Request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, PBWS Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

PBWS Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program).

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt under the CEQA in accordance with State CEQA Guidelines, Section 15301, Class 1 (a) and (d), and Class 1 (c), (d), and (l) of the County of Los Angeles Environmental Procedures and Guidelines adopted by your Board on November 17, 1987. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk.

CONTRACTING PROCESS

On January 12, 2006, Public Works issued a Request for Proposals to 20 firms recommended by the Architectural Evaluation Board to provide programming, design, construction documents, consultant services, and construction observation services for pool projects. A total of four firms submitted proposals. The proposals were evaluated by a panel of members from Public Works and the Department of Parks and Recreation; and based upon technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements, the three highest rated firms were selected to be placed on a rotating list. The evaluations were done without regard to race, creed, color, or gender.

On February 3, 1998, your Board requested that Contract opportunities be listed on the Doing Business with Us website. This Contract opportunity was listed on the website. The Architectural Evaluation Board's evaluation process was established by your Board to ensure firms are selected on an equitable and impartial basis to provide the recommended design and consultant services.

Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the Architectural Evaluation Board supplements its business listing of architectural firms from website information.

PBWS Architects has agreed to provide programming, design, construction documents, and consulting services, as well as construction administration services. The \$474,728 negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

PBWS Architects' current fee schedule, Community Business Enterprise participation data (20 percent), and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services. Construction is estimated to begin after the conclusion of the summer swim season in September 2007 and completed before opening in June 2008.

CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: Chief Administrative Office
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

January 30, 2007

ENCLOSURE

**EL CARISO PARK POOL AND
POOL HOUSE REFURBISHMENT PROJECT
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AWARD AGREEMENT**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program	02/20/2007
Design	06/15/2007
Jurisdictional Approvals	07/19/2007
Construction	
Substantial Completion	05/20/2008
Contract Acceptance	08/12/2008

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	\$ 0
Plans and Specifications	
Programming	\$ 66,086
Design Services	\$ <u>408,642</u>
Subtotal	\$ 474,728
Plan Check/Jurisdictional Reviews	\$ 51,050
Construction	
Construction Contract	\$3,047,301
Change Order Allowance	\$ <u>455,170</u>
Subtotal	\$3,502,471
Equipment	\$ 0
Other Consultant Services	\$ 286,694
Miscellaneous Expenditures	
Civic Art	\$ 34,000
OAAC, etc.	\$ <u>26,028</u>
Subtotal	\$ 60,028
County Services	\$ 628,559
TOTAL PROJECT BUDGET	\$5,003,530